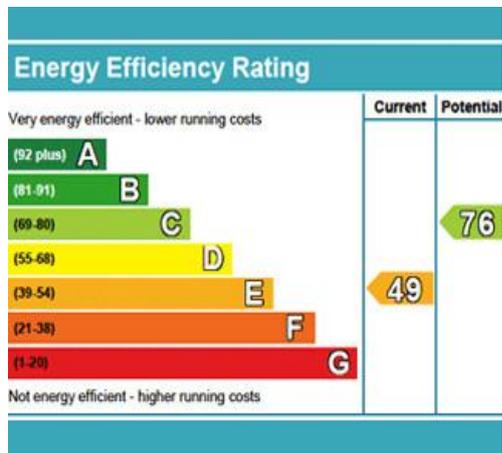


## Energy Performance Certificate (EPC)

An EPC provides a rating for the energy efficiency of a building. The ratings are set against standard criteria to enable one building to be compared with another of a similar type. EPCs are similar to the certificates now provided with domestic appliances such as refrigerators and washing machines.



They give information on the energy performance as well as the environmental impact through carbon emissions. This information is rated on a scale of A to G, where A is the best and should have the lowest fuel bill. The average UK property is in bands D to E.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Each certificate also has a recommendation report, providing information about ways to improve the energy efficiency of the property. The rating that could be achieved if all the recommendations were to be implemented is also given.

By law, EPCs can only be produced by an Accredited Energy Assessor. Domestic EPCs must be registered and stored in a national register at [www.epcregister.com](http://www.epcregister.com) with a unique reference number..

### Domestic rental properties

Since 1st October 2008, all rental properties with a new tenancy in England and Wales have been required to have an EPC.

This enables tenants to see at a glance how energy efficient the property is before committing to a tenancy agreement. If the landlord has invested in energy saving measures, then the property will perform well and could be more attractive to prospective tenants.

### Buying & selling a domestic property

By law a property must have an up to date EPC before it can be offered for sale. If there have been significant alterations to the property since the last EPC, a new one must be sought. This could include installation of a new heating system, insulation, extensions to the building and many other factors.

If the property remains essentially unchanged, the EPC is valid for 10 years

### Further information

For more information about the Domestic Energy Performance Certificate Register, finding an assessor and general enquiries, visit [www.epcregister.com](http://www.epcregister.com)

For information on improving energy efficiency, see [Domestic energy efficiency](#)